

CITY OF TEMPE HEARING OFFICER

Meeting Date: 09/20/2016

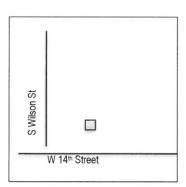
Agenda Item: 3

<u>ACTION</u>: Request approval to abate public nuisance items at the **STANDAGE PROPERTY** located at 420 West 14th Street. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$726.00

RECOMMENDATION: Staff – Approve 180 Day Open Abatement

BACKGROUND INFORMATION: Request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the Standage Property (CE161958) located at 420 West 14th Street. The file represents a history correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items for: junk and debris.



Applicant
Zoning District
Code Compliance Inspector

City of Tempe – Code Compliance R1-6, Single-Family Residential Andres Lara-Reyes

ATTACHMENTS: Supporting Attachments

STAFF CONTACT: Andres Lara-Reyes, Code Compliance Inspector (480-350-8963)

Department Director: Jeff Tamulevich, Acting Community Development Director

Legal review by: N/A

Reviewed by: Jeff Tamulevich, Code Enforcement Manager

COMMENTS:

Code Compliance is requesting approval to abate the Standage Property located at 420 West 14th Street in the R1-6, Single-Family Residential District.

Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve the abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code. Due to the history of recidivism of the property owner and attempts to have the site remediated by the property, staff is requesting a 180 day open abatement to prevent repeated property neglect and neighborhood decline.

HISTORY & FACTS:

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

Project Submittal Application

City of Tempe Community Development Department 31 E. 5th Street, Garden Level, Tempe, AZ 85281 Building Safety - Phone: 480-350-8341 Fax: 480-350-8677 Planning - Phone: 480-350-8331 Fax: 480-350-8872



				ww.tempe.gov				
Project Name: ROBERT BR.	ADLEY ST	ANDAGE F		nformation - Requi Y ABATEMENT				
Project Address: 420 W 14TH	H ST					Suite No.:		
Proposed Use of Building/Suite	:					Existing Zoning: R1-6		
Legal Description:						Parcel No.: 124-65-03		
Description of Work/Request: A	BATEMEN	T TO INCL	UDE: rem	oval of all trash,	litter, debris, tr	ash bags, furniture, p	lastic crates	
containers, and boxes in tl	ne carport	area. (CE16	31958)					
HEARING: SEPTEMBER	20, 2016		Valu	ation (for building p	olan review only):			
				Information - Requ				
Company or Firm Name: CITY	OF TEMP	PΕ			Telephone 1:	50-8963	Ext:_8963	
Applicant's Name: ANDRES	LARA-RE	YES			Telephone 2:			
Applicant's Street Address :	1 n				Fax:		LAt	
City:			State:	Zip:	Email Address(es):		
Applicant Signature:				Date: 08/17/2	Pate: 08/17/2016			
//-	,,,		Fo	or City Use Only				
Planning	Fees	Building		Engineering		Submitted Materials:		
□ SPR		□ New Bu	lding	☐ Engineering		Building	Fire	
☐ Dev Plan Review		□ Comp		Revision		Planning	Signs	
☐ Sign Permit		□ Prelea	ise	Tracking Nos.:		Engineering		
☐ Use Permit		□ Add/Alt		DS		Engineering		
□ Variance		O TI				☐ Spec Book(s)	☐ Soils Report	
☐ General Plan Amend		□ AFES (C)/H)	BP		☐ Structural Calcs	□ Report	
☐ Zoning Amend		□ MF		EN		☐ Truss Calcs	□ Materials	
☐ Zoning Verification Letter		□ NRes		PL		☐ Hydraulic Calcs	☐ Color Board	
□ Subdivision/Condo		☐ Res Rer	nodel/Add			☐ Parking Analysis	☐ Haz Mat Form	
☐ PAD Overlay		□ Pool		x		☐ Lighting Cut Sheets	☐ Other:	
☐ Legal Posting Signs		□ Demo		PC		Total Valuation:		
☐ Administrative Decision		☐ Grading	Only	PPC				
Abatement 9/20/16		□ Phased	Constr			Total Submittal Fees:		
☐ Shared Parking		□ Phased		CA				
☐ CCR Review		w/UG M ☐ Structure		FR				
□ Continuance		☐ MEP Or		RA				
□ Appeal		☐ Mobile H		SGN				
□ Other		□ Factory	Built Bldg	PF PF		Validation:		
Fire		□ Deferred	submittal					
□ Tanks		□ Revision		MCA Code:				
☐ Spray Paint Booth		□ New Sta						
☐ Special Extinguishing		→ Permits		File With:				
☐ Fire Alarm		on Stand	iaiu #			Date Stamp:		
☐ Kitchen Hood System		□ Suiting						
□ Rack Storage		□ Other	5	Received By:				
☐ Hazmat								
Other								
L Julei								

DATE:

08/17/2016

TO:

Jeff Tamulevich, Code Compliance Administrator

FROM:

Andres Lara-Reyes

SUBJECT:

Request to Authorize for Abatement– Reference Complaint #CE161958

LOCATION:

420 W 14TH ST., Tempe, AZ 85281

LEGAL:

Parcel #124-65-033, as recorded with the Maricopa County Assessor

OWNER:

ROBERT BRADLEY STANDAGE

420 W 14TH ST TEMPE, AZ 85281

FINDINGS:

420 W 14TH ST is currently in violation of City of Tempe's Nuisance Code 21-3-b-1 in regards to trash, litter, debris, trash bags, furniture, plastic crates and containers, and boxes in the carport area.

The home has been in violation since 03/11/2016 with the initial violation being trash, litter, debris, trash bags, furniture, plastic crates and containers, and boxes in the carport area. There has been minimum response from the owner of the property.

The owner ROBERT BRADLEY STANDAGE was issued correction notices and one citation to correct the violations. As stated above, there has been minimum response from the owner of the property which means the property remains unresolved as of this date. Notice of intent to abate was posted to the property.

RECOMMENDATIONS:

ROBERT BRADLEY STANDAGE has not attempted to remedy the violations upon the property at 420 W 14TH ST. Since the violation has not been corrected, without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Development Services Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order. Mr. STANDAGE has not given any indication that he plans on correcting the violations and maintaining the property.

Respectfully submitted, Andres Lara

ACTION TAKEN: Schon H



City of Tempe P. O. Box 5002 Tempe, AZ 85280 www.tempe.gov (480) 350-8372 (480) 858-2231 (fax)

Code Compliance Division

NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: August 17, 2016

TO: ROBERT BRADLEY STANDAGE

420 W 14TH ST TEMPE, AZ 85281

This serves as notification of the City of Tempe's intentions regarding the abatement of code violations on the following described property:

LEGAL: P

Parcel # 124-65-033, as recorded with the Maricopa County Assessor.

LOCATION

420 W 14TH ST. Tempe, AZ 85281

This office will submit this complaint to the Development Services Abatement Hearing Officer to be placed on the Hearing Officer agenda of <u>September 20, 2016</u>. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of: Those items constituting a violation of TCC 21-3-b-1 which would include the following: removal of all trash, litter, debris, trash bags, furniture, plastic crates and containers, and boxes in the carport area.

As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct the violation. If the violations have not been corrected within thirty days, our office will proceed with the abatement process. Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be \$\frac{726.00}{100}\$ In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate for judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480) 350-8372.

Code Enforcement Officer: Andres Lara-Reyes

Phone Number 480-350-8963

124-65-033 Residential Parcel

This is a residential parcel located at 420 W 14TH ST TEMPE 85281. and the current owner is STANDAGE ROBERT BRADLEY. It is located in the Campus Homes subdivision and MCR 5532. Its current year full cash value is \$133,800.

Property Information

420 W 14TH ST TEMPE 85281

MCR#

5532

Description:

CAMPUS HOMES

Lat/Long

33.41392832 | -111.94532058

Lot Size

6,756 sq ft.

Zoning

R1-6

Lot#

35

High School District

TEMPE UNION #213

Elementary School District TEMPE ELEMENTARY SCHOOL DISTRICT

Local Jurisdiction

TEMPE

S/T/R

21 1N 4E

Market Area/Neighborhood 02/005

Subdivision (157 Parcels) CAMPUS HOMES

Owner Information

STANDAGE ROBERT BRADLEY

Mailing Address 420 W 14TH ST, TEMPE, AZ 85281

Deed Number 14705-1016

Last Deed Date 09/23/1980

Sale Date

n/a

Sale Price

n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our <u>data sales</u>.

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$133,800	\$116,100	\$104,600	\$82,600	\$75,100
Limited Property Value	\$95,620	\$91,067	\$86,730	\$82,600	\$75,100
Legal Class	4	4	4	4	4
Description	RESIDENTIAL RENTAL				
Assessment Ratio	10%	10%	10%	10%	10%
Assessed FCV	n/a	n/a	n/a	\$8,260	\$7,510
Assessed LPV	\$9,562	\$9,107	\$8,673	\$8,260	\$7,510
Property Use Code	0131	0131	0131	0131	0131
PU Description	Single Family Residence				
Tax Area Code	031600	031600	031600	031600	031600
Valuation Source	Notice	Notice	Notice	Notice	Notice

Additional Property Information

Additional residential property data.

Construction Year

1954

Improvement Quality R-3 (Average)

Pool

No

Living Area

905 sq ft.

Patio(s)

0 None (Covered: 0 | Uncovered: 0)

Exterior Wall Type 8" Painted Block

Roof Type

Asphalt Shingle

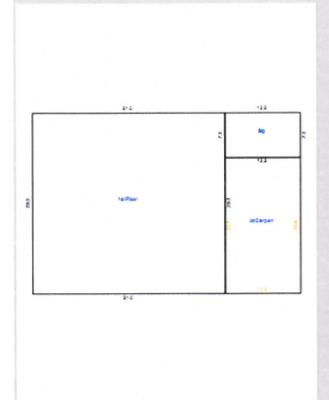
Bath Fixtures

Garage Stalls Carport Stalls

http://mcassessor.maricopa.gov/mcs.php?q=12465033



Sketches that illustrate the external dimensions of a property.





Maricopa County Treasurer's Office

Charles "Hos" Hoskins, Treasurer

Tax Summary 124-65-033 1

Current Mailing Name & Address

STANDAGE ROBERT BRADLEY 420 W 14TH ST TEMPE, AZ 85281-5655 Property (Situs) Address 420 W 14TH ST TEMPE, AZ 85281

2015 Tax Due

Assessed Tax: \$1,296.16

Tax Paid:

\$0.00

Total Due:

\$1,417.13

View 2015 Tax Details

Create Stub

View Additional Tax Years

Back Taxes				
Tax Year	Status	Assessed Tax	Amount Due	
0 2014	Tax Lien ! Pay with Certified Funds	\$1,254.02	\$735.18	

Back Tax and Tax Lien payments must be made in the following certified funds only:

- · Cashier's Check
- · Certified Check
- · Money Order
- Cash
- · No Personal Checks

Total Amount Due

Status:

Taxes outstanding

Total Tax Due:

\$2,152.31

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel. **NOTE:** Your property may be subject to additional tax liens listed under previous parcel numbers.



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE CORRECTION NOTICE

03/16/2016

ROBERT BRADLEY STANDAGE 420 W 14TH ST TEMPE, AZ 85281

Case #: CE161958

Site Address: 420 W 14TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 03/16/2016 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items;
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps;

PLEASE TAKE	THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, trash bags, furniture, plastic crates, containers, and boxes in the carport area.	04/15/2016
	Note: The carport cannot be used to store any items (items must be stored in an enclosed building).	
CC 21-3.b.8	Please cut all over height grass and weeds in the front and west yard landscape areas.	04/15/2016
CC 21-3.b.8	Please remove the dead tree and dead tree branches debris in the west side of the front yard area.	04/15/2016

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Andres Lara-Reyes Code Inspector

Direct: 480-350-8963

Code Compliance: 480-350-8372 Email:andres_lara-reyes@tempe.gov

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, and 17-19; Sections 21-4; 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 (commercial), \$200 (residential) per violation, 2nd occurrence \$420 (commercial), \$300 (residential) per violation, 3rd occurrence \$820 (commercial) \$400 (residential) per violation |Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$300 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-25: \$1,000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE

FINAL CORRECTION NOTICE

04/19/2016

ROBERT BRADLEY STANDAGE 420 W 14TH ST TEMPE, AZ 85281

Case #: CE161958

Site Address: 420 W 14TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 04/19/2016 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
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CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps;

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CC 21-3.b.1	Please remove all trash, litter, debris, trash bags, furniture, plastic crates, containers, and boxes in the carport area.	05/03/2016
	Note: The carport cannot be used to store any items (items must be stored in an enclosed building).	
CC 21-3.b.8	Please cut all over height grass and weeds in the front and west yard landscape areas.	05/03/2016
CC 21-3.b.8	Please remove the dead tree and dead tree branches debris in the west side of the front yard area.	05/03/2016

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HAMANN ENTERPRISES, LLC

3831 W AVALON DR. PHOENIX, AZ 85019 (602) 575-4455

hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME:

ANDRES LARA-REYES

FIRM:

CITY OF TEMPE

DATE:

8/14/16

PROPOSAL

WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE UNDER CONTRACT # T13-004-03

ADDRESS: 420 W 14TH ST

	1 CLEAN FRONT CARPORT AREA	\$400.00
	2 ESTAMTED DUMP FEES	\$50.00
	3 SECURITY PROVIDED BY TEMPE POLICE	\$276.00
	4	\$0.00
	5	\$0.00
	6	\$0.00
TOTAL (COST OF JOB	\$726.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN